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This section discusses numerous implementation techniques and their potential use by the City of Riverside.



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A. Introduction

This section of the General Plan describes and recommends many tools and techniques available to the City of Riverside to implement the goals and policies of the General Plan. The relationship between these implementing tools and the General Plan's goals is illustrated by the matrix found in Exhibit 78 (Page IX - 20). The recommendations, in many instances, refine existing City processes and programs. New programs to assist in Plan implementation are also recommended.

B. Development Review

The implementation measures described in this chapter focus on urban development. They include City actions to provide public services and facilities at adequate levels to meet the needs of new development. The City's development review processes — subdivision, zoning and design review, environmental review and building permit issuance — are discussed, as is the use of development agreements. All of these processes provide opportunities for the City to ensure that new urban development will contribute to achieving Riverside's goal of a "*Quality City*."

1. Phasing and Adequacy of Public Facilities and Services

In typical development review situations, the City is responding to proposals for particular projects. The City has authority to approve, deny or modify a proposal presented to it. The General Plan provides a rational basis to judge the appropriateness of each proposal. Availability of adequate infrastructure is a critical factor in determining the viability of any development project. Therefore, the review of public facilities and services adequacy is inseparable from development review processes.

Riverside's strong planning tradition has helped the City anticipate many of its facility needs. This General Plan should further the City's efforts to anticipate the needs of the citizenry and to provide for facilities and services to meet those needs in an orderly and efficient manner.

By regulating the location, timing and availability of facilities and services, Riverside can guide growth to preferred locations. The key tool for establishing the phasing of the public services is a capital improvements program (CIP). A CIP lists specific improvements that the City intends to undertake over the next several years and indicates the timing of construction within that period. The CIP is updated annually to reflect current construction programs. Including particular capital projects in the CIP enables Riverside to provide needed improvements in areas targeted for development. In this way, facility availability can promote desired types of development in key areas of the community.



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Recommendations for Implementation - Phasing and Adequacy of Public Facilities and Services (PF)

- PF 1:* Guide the location and timing of development by identifying the preferred timing and locations for construction of public facilities in the capital improvements program.
- PF 2:* Adopt level of service standards as necessary for police, emergency medical, fire, water, wastewater, electric, parks, and library services.
- PF 3:* Continue coordinating with the school districts to help provide a strong educational system through the use of adequate school facilities requirements in Riverside's development regulations.

2. Subdivisions

Riverside's current subdivision regulations mandate installing a full range of improvements directly serving the subdivision site. They are less clear in addressing the need for improvements or dedications beyond the site boundaries. Clarifying the City's requirement for improvements may make the development process more predictable for both the development community and the City.

The City's subdivision regulations contain a provision permitting the City to require the "over-sizing" of infrastructure. The City's policies for reimbursing the costs of oversizing create incentives for developers to provide such oversized facilities in key parts of the community.

Recommendations for Implementation - Subdivisions (S)

- S 1:* Review subdivision regulations to ensure that adequate public services and facilities are required to be available before a proposed development creates the demand for those public services and facilities.
- S 2:* Expand and enhance policies for reimbursement for over-sized improvements that promote the goals of the General Plan.
- S 3:* Explore all means for the City to provide input on the decision-making process for subdivisions nearby but outside the City, particularly within its Sphere of Influence.

3. Zoning

Zoning is perhaps the single most powerful tool for implementing the goals and policies of the General Plan. Several zoning tools are particularly important to carrying out General Plan goals and policies.



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Zoning Classifications. Zoning classifications promote compatibility between land uses on adjacent properties. Placing all properties into zoning classifications protects neighborhoods from encroachment by other uses and fosters a healthy local economy by balancing residential, commercial and industrial uses. The Plan’s Land Use Diagram describes the land uses planned for the future. Compatible zoning classifications can be used to achieve this land use pattern over time.

Zoning Development Standards. Development standards establish the possible relationships between uses on a single lot, and with adjacent development. By controlling height, setbacks, parking requirements, landscape requirements and a variety of other aspects of site design, these standards promote compatibility between land uses. Development standards also can achieve other goals. For example, landscape requirements can support policies related to community character, energy conservation and water conservation. For this reason, it is important to review development standards in light of the full range of community goals and policies expressed in the General Plan.

Planned Unit Developments. Planned unit developments (PUD’s) are developments based on a comprehensive site plan that provide more detail than standard site plans. A detailed site plan allows the City to evaluate the proposed use of alternative design techniques and the relationship between proposed land uses. The PUD can be an effective tool for providing affordable housing, encouraging infill and redevelopment and reducing transportation needs by permitting residential and commercial uses in close proximity to one another.

Riverside’s Planned Residential Development (PRD) is a residential form of PUD. Expanding the PRD to provide for mixed use PUD’s would give the City greater flexibility to achieve air quality, transportation and housing goals.

Clustering. Cities often establish minimum lot sizes in response to concerns of general neighborhood consistency, infrastructure capacity, or environmental quality. This density limitation often forces developers to create “cookie cutter” subdivisions that maintain desired densities, but result in an unvarying design and do not take full advantage of distinctive natural features. Clustering units within a development can create more usable open space while still maintaining desired densities. This technique, employed in Riverside’s PRD, also permits the design of more efficient street and utility networks. The proximity of structures that are clustered together can reduce the length of streets and utility lines, which also reduces costs, impervious coverage and disruption of the natural environment.

Zoning Conditions. For many years it has been the standard practice of the City to establish reasonable conditions in granting a zoning change. For instance, the City, in granting a zoning request, may establish a condition requiring certain landscaping or right-of-way improvements prior to development. Adoption of clearer guidelines for conditions placed on rezonings could assist both the City and the property owner by increasing the predictability of the rezoning process.



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Performance Standards. Performance standards are based on a use's effects on adjacent properties; they may address noise, spill-over lighting and emissions from a site. The developer of a site can choose the most effective design to meet these standards and ensure that off-site effects are within acceptable levels. Performance standards can vary depending on the type of adjacent uses. For example, requirements for noise levels at the property line could be stricter if the adjacent use is a single family residence than if it is a retail center. Well-designed performance standards can also make a normally incompatible use acceptable in a particular location because they address the effects which would otherwise make the use undesirable.

Bonus or Incentive Zoning. Bonuses or incentives related to zoning can be used to achieve many community goals. This tool allows the City to grant the developer certain incentives, such as increased density or intensity, in exchange for the developer's commitment to provide certain amenities that help implement General Plan goals. Riverside's zoning ordinance establishes density bonuses for amenities in PRD's, for example. Design of an effective bonus system requires careful evaluation of the benefits to be achieved and their significance in comparison to the possible effects of relaxing the standards that would otherwise apply.

Combining or Overlay Zones. Combining or overlay zones are used in parts of a community that exhibit unique characteristics or in situations where special standards are needed to supplement normal zoning regulations. The residential livestock (RL), floodplain (FP), building setback (X), business park (BP), and height of building (S) combining zones are examples of overlay zones currently used in Riverside. By combining these overlays with other zones, the City can retain the development regulations associated with use-related zones while applying the specific requirements needed to address special circumstances.

Transfer of Development Rights. Protecting valuable community resources may limit the development potential of particular properties. Transfers of development rights (TDR's) permit the owner of a regulated piece of property to transfer a specified amount of development potential to a receiving parcel. TDR's can function well where local governments have a strong long-term commitment to the program, an effective tracking system, and an adequate supply of economically viable receiving sites.

Special/Conditional Use Permits. Special or conditional use permits are most appropriate for the kinds of uses that are not inherently compatible with other uses in a given district, but that can be compatible if properly located, developed, and operated. For instance, a child care facility may be compatible with surrounding single family homes if the number of children and hours of operation do not exceed certain thresholds. Riverside's extensive use of conditional use permits enhances the flexibility of the zoning ordinance and can promote economic development and revitalization efforts.



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Variances. Each zoning classification includes development standards regarding setbacks, building heights and similar site development issues. Variances may be necessary when strict adherence to these standards could create hardships or could thwart the intent of the General Plan. Riverside has for many years had a variance process that allows the granting of exceptions from zoning development standards in cases where hardship can be shown and no undue negative impact on the surrounding neighborhood will occur.

Plot Plan Reviews. Certain zoning classifications (such as Manufacturing Park) allow uses with such significant potential impact that each proposed development requires plot plan review in a public forum. This process has been useful in assuring high quality and safe development of some types of major industrial and commercial facilities; it also alerts decision-makers and the general public to the impending development. Other additional controls and administrative reviews have been implemented in recent years as well; these controls may reduce the need for this plot plan review process.

Bulk Plane Regulations. Bulk plane regulations limit the dimensions of a building by establishing an invisible “envelope” within which structures can be built. For instance, a 45-degree plane beginning at ground level defines an envelope that allows taller structures to be built further from the property line. Such bulk plane regulation can be important for protecting the adjacent property’s access to light and solar energy; it can also be useful in increasing compatibility between projects with different development densities and in creating a smooth transition between zones permitting buildings of different scales.

As noted, many of these zoning tools are being used in Riverside to carry out the community’s policies. They have been incorporated in the detailed and sophisticated used by the City to review development proposals. As the City looks to the future, it may identify desirable improvements to these processes. The City should consider new ideas that support implementation of the goals and policies in this Plan, without making the development review process excessively bureaucratic or complex. Riverside’s basic zoning ordinance is more than thirty-five years old and is in need of a comprehensive review and update. Such an update should be given high priority and should incorporate many of the measures described above.

Recommendations for Implementation - Zoning (Z)

- Z 1: Give very high priority to comprehensive review and update of the City Zoning Ordinance (Title 19 of the Riverside Municipal Code) which may incorporate some or all of the recommendations which follow below.
- Z 2: Review the City’s currently established design standards and make adjustments as necessary to promote the goals of the General Plan, giving particular attention to the relationship of projects to the neighborhoods in which they are located.



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- Z 3: Establish mixed-use PUD regulations to help promote the General Plan's air quality, transportation, housing and redevelopment goals and policies. The mixed use PUD could be permitted only on parcels of at least five acres having direct access to at least one arterial. Approval of the PUD would be based on the ability of the proposed mix of uses to help achieve the goals of this Plan. The PUD regulations could provide opportunities for development intensity incentives to match the parking, traffic and utility loading efficiencies achieved by the proposed land use mix.
- Z 4: Require that rezoning be conditioned upon the provision of a full range of adequate public facilities, not just infrastructure within the project.
- Z 5: Expand the use of performance oriented standards, such as bulk planes, to help ensure compatibility between adjacent land uses, particularly along the boundaries of zoning districts.
- Z 6: Provide bonuses or other incentives that promote the development of affordable housing for lower income groups, the elderly and the disabled.
- Z 7: Continue to use overlay zones to promote the goals of the General Plan, including the possible creation of such zones to require design review of development affecting gateways, scenic corridors, and vistas.
- Z 8: Investigate the use of transfers of development rights to help preserve agricultural lands, open space, view corridors, vistas, gateways into the City, and environmentally sensitive lands.
- Z 9: Add a requirement for adequate public facilities to the list of conditions that must be met prior to receiving a conditional use permit.
- Z 10: Remove any unnecessary obstacles to the use of renewable or passive solar energy.
- Z 11: Review the zoning ordinance and remove any unnecessary obstacles to the provision of adequate, affordable child care, vocational training schools and group homes.
- Z 12: Evaluate the City's use of development regulations to minimize the number of points of access to arterial streets.
- Z 13: Review zoning designations and standards in airport noise and runway protection zones to provide compatibility with the Airport Master Plan after its adoption by the Riverside County Airport Land Use Commission.



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- Z 14: Develop alternate parking standards for developments in or near employment centers that promote the use of mass transit or other alternatives to automobiles.
- Z 15: Establish a periodic review of the zoning ordinance to ensure that, to the greatest extent possible, it can be utilized effectively to implement the goals and objectives of the General Plan.
- Z 16: Initiate a specific study of the MP (Manufacturing Park) zoning regulations, including uses permitted, development and performance standards, to ensure that only the highest quality uses be permitted. Certificates of occupancy for new users of existing facilities would be required to ensure compliance with all requirements of the zone.

4. *Design Review*

Design review provides the ability to review individual projects, ensuring that their design appropriately addresses issues such as neighborhood compatibility. It does not change the standards established in the zoning ordinance; instead, design review considers the application of those standards to a specific site. Riverside has had a comprehensive, well managed Design Review process for many years. Adopted standards and policies have resulted in developments with high quality project design. Design standards have been less effective in enhancing compatibility with surrounding neighborhoods and in creating and in promoting community-level design themes. Consideration should be given to refinement of design policies to address these concerns.

Riverside's design review process, as outlined in the City's zoning ordinance (Section 19.62 Riverside Municipal Code), applies in the Residential Conservation (RC) Zone as well as the multi-family, commercial, and industrial zones. By requiring design review of the gateways, floodplains, water courses and other overlay zone areas, Riverside could better achieve the purposes of these zones and the goals that fostered their creation.

Recommendations for Implementation - Design Review (*DR*)

- DR 1:* Evaluate the effectiveness of present design review requirements and procedures in achieving General Plan goals and consider revisions that would strengthen design review as a means to carry out General Plan goals and policies.
- DR 2:* Expand design review to promote the protection of gateways into the City, view corridors and hillside vistas, in locations not already covered by existing design review requirements.



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DR 3: Enhance design review to better promote the protection of neighborhoods by encouraging architectural and site design that is harmonious with surrounding property in terms of prevailing style and motif.

DR 4: Extend design review to cover all developments in the floodplain areas and establish specific standards for these zones to accomplish the Plan's parks, drainage and safety goals.

5. Environmental Review

Riverside's project review includes provisions for ensuring compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). CEQA is intended to accomplish state objectives including:

"Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state..."

"Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions..."

"Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternative to proposed actions affecting the environment."¹

The City relies on initial studies to facilitate environmental assessment early in the design of a project, enable applicants to modify projects to address potential adverse impacts and to provide the information needed to determine whether an environmental impact report (EIR) must be prepared. For those projects required to submit an EIR, the City follows the CEQA process.

Compliance with CEQA helps the City attain its environmental goals and minimizes the potential for negative environmental impacts from public or private sector projects in Riverside.

Recommendations for Implementation - Environmental Review (ER)

ER 1: Continue to comply with the provisions of CEQA relative to the City's responsibilities in addressing the impacts of planned development.

¹

Public Resources Code Section 21001.



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- ER 2:* Continue to use initial studies to identify potential environmental impacts.
- ER 3:* Continue to use mitigation monitoring programs for EIR's and mitigated negative declarations in order to ensure compliance and completion of mitigation measures required of development and other projects.
- ER 4:* Continue to comment on development projects in the Sphere of Influence and on other projects outside of the City of Riverside that may affect the City.
- ER 5:* Continue to participate in regional and subregional environmental planning programs including, but not limited to, the development of coordinated air quality plans, habitat conservation plans and congestion management plans.

6. Building Permits

One of the last opportunities the City has to ensure that new development and renovation projects support the General Plan's goals and comply with the zoning ordinance, subdivision regulations and building codes is the review of building permit applications. Riverside's zoning ordinance (Riverside Municipal Code 19.78) requires that:

"Before commencing any work pertaining to the erection, construction moving, conversion or alteration of any building or any addition to any building, a building permit shall be secured ... "

For the past several years, Riverside has had one of the most comprehensive building permit review and inspection follow-up systems in the region, a system structured to ensure that development requirements established during the planning process are in fact implemented through project construction. This system has worked well and has not unduly hampered quality development. The program should be retained and enhanced as necessary to assure proper implementation of pertinent General Plan goals and policies.

Recommendations for Implementation - Building Permits (BP)

- BP 1:* Continue the current City program of comprehensive review of building permit applications, including the centralized coordination of plan processing through appropriate departments and agencies.
- BP 2:* Continue and enhance inspection of projects under construction, not only for compliance with structural codes, but also for planning, design review, environmental protection, grading and similar requirements.



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BP 3: Continue and enhance current efforts to quickly and efficiently process building permit issuance and inspection, particularly through increased automation and concurrent processing.

BP 4: Continue and enhance the cross-training of inspection personnel so inspectors understand the full range of planning and building concerns.

7. Development Agreements

Large and complex projects can be difficult to develop in a regulatory environment subject to changes in local standards or philosophy. State law (Government Code 65865) permits cities and developers to enter into development agreements that give developers “*a degree of assurance that their investment in project preparations will not be nullified by some future local policy or regulation change.*”² In exchange for this assurance, the developer may agree to some concessions that benefit the community, in addition to meeting the requirements otherwise applicable to the project.

Recommendations for Implementation - Development Agreements (DA)

DA 1: Continue to use development agreements as appropriate to formalize project commitments regarding development regulations, standards, capital improvements and amenities.

C. Redevelopment

Redevelopment is an important tool to revitalize communities. Redevelopment involves coordinating diverse interests and activities to improve the quality of life in a neighborhood. The Riverside Redevelopment Agency was established in 1971. It has taken an active role in the following projects:

- Rehabilitation and reconstruction of run-down and poorly constructed buildings;
- Redesign and replanning of areas which have poor street layouts;
- Planning and development of areas that are vacant or under utilized;
- Demolition and removal of certain buildings that are poorly built, have no use or are significantly deteriorated;
- Development of a balanced mix of housing that is affordable to people in a wide range of income groups; and
- Encouragement of the development of intensive job-generating industrial and business operations within the city limits.

² Office of Planning and Research. General Plan Guidelines, p. 173



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These redevelopment efforts affect residents and owners in the target neighborhood. However, direct benefits are eventually reaped by the entire City. Redevelopment can provide more retail, service, manufacturing, and office jobs by supporting business expansion and relocation in the City. New shopping and recreational opportunities may result from particular redevelopment projects. Redevelopment may result in higher quality projects in key parts of the City.

Redevelopment can assist in providing better, more efficient public facilities. By creating new development within the urbanized area, redevelopment can reduce urban sprawl and associated traffic problems, air quality deterioration and infrastructure costs. The revenues from redevelopment can contribute to other improvements in public services and facilities.

Riverside should continue to support the efforts of the Redevelopment Agency to eliminate existing and potential visual, economic, physical, social and environmental blight within redevelopment project areas.

Recommendations for Implementation - Redevelopment (R)

- R 1:* Continue City Redevelopment Agency programs.
- R 2:* Strive to eliminate and prevent structural and non-structural blight, and prevent recurring blight in and around project areas.
- R 3:* Focus redevelopment efforts on areas where private action alone can not remedy development constraints.
- R 4:* Beautify and revitalize project areas, enabling the community to further establish the quality of life desired by its citizens and business persons.
- R 5:* Promote high quality in new developments as well as in the rehabilitation of existing structures.
- R 6:* Upgrade public infrastructure in the Downtown and in redevelopment areas to promote business growth and development.
- R 7:* Use the design review process to create a more cohesive and unified community by strengthening social and economic linkages and ensuring compatibility between residential, commercial, industrial and recreational land uses within and adjacent to the project areas.
- R 8:* Continue to coordinate and cooperate with other public agencies involved in redevelopment to receive the maximum return for redevelopment efforts.



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- R 9:* Encourage and promote property owner participation in the adoption of policies, programs and projects to ensure that redevelopment plans accomplish the goals of both the individual property owners and the City.
- R 10:* Provide procedural and financial mechanisms by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
- R 11:* Promote and participate in the assembly of property to encourage the redevelopment into appropriate and feasible uses within project areas.

D. Annexation and Sphere of Influence

The Cortese-Knox Act (Government Code 65000-57550) describes the process for changing the corporate boundaries of the City and its Sphere of Influence. The Act also describes the important role of the Local Agency Formation Commission (LAFCO) in approving changes to those boundaries. The LAFCO is intended to assist in:

“planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities.” (Government Code, Section 56425(a))

Given the potential impact of developments at the periphery of the City on its growth and character, Riverside should work closely with the County and LAFCO to coordinate changes in the corporate boundaries and Sphere of Influence. The General Plan includes land use categories applicable to a part of Riverside’s Sphere of Influence. Should the City consider annexation of properties, it can use the rezoning procedures established by the state to identify the development regulations that will be appropriate following annexation.

Recommendations for Implementation - Annexation and Sphere of Influence (AS)

- AS 1:* Develop an annexation strategy in cooperation with Riverside County and the Local Agency Formation Commission (LAFCO) that prioritizes areas for annexation which are contiguous to existing development and can be served by adequate public facilities and services in a timely fashion.
- AS 2:* Review corporate boundaries and facility service areas in conjunction with General Plan amendments and Capital Improvement Program revisions.

E. Area Plans

Riverside has adopted Area Plans (either Community Plans or Specific Plans) as a part of its General Plan. They apply to special target areas and refine the policies of the General Plan as they apply to portions of the General Plan Area. Existing Area Plans are discussed in



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greater detail in section VIII of this General Plan. Preparation of new Area Plans can assist Riverside in achieving the General Plan's goals and policies because they enable the City to address special concerns within individual communities or areas.

Recommendations for Implementation - Area Plans (AP)

- AP 1:* Continue to develop and update Area Plans (Community and Specific Plans), as a part of the General Plan, when special concerns of individual communities warrant creating particular planning policies and implementation measures.
- AP 2:* Develop a standard format for use in all new Community and Specific Plans, to enhance their usability and to simplify their incorporation within the General Plan document.

F. Public Investment

Riverside's use of public funds can provide effective support for the goals and policies of the General Plan. The City's annual operating budget, the capital improvements program, and other funding sources can effectively implement the General Plan.

Public investment in infrastructure is a key factor in shaping a City. The City's infrastructure includes its public buildings, as well as its street, water, wastewater, drainage and parks systems. Capital improvements programming is used to balance the City's needs for infrastructure against available resources. Riverside uses a capital improvement program (CIP) to plan capital expenditures five years in advance, updating priorities annually. New growth and many redevelopment projects are dependent on the provision of adequate infrastructure. By controlling the location and timing of new or upgraded facilities, the CIP becomes a key tool for General Plan implementation.

Riverside can also promote General Plan implementation through the use of financial incentives or disincentives such as fee simple acquisition, taxation policy, fee structures and interest acquisition techniques (i.e., development rights, easements, etc.). These techniques can provide incentives or disincentives to advance housing goals, promote redevelopment, expand park land, protect natural and man-made resources, and enhance the City's transportation system.

The methods used by a City for infrastructure financing also play important roles in shaping the community by affecting the availability of funds and by determining which groups must bear the costs of growth. Impact fees, linkage fees, special assessments, user and benefit fees, and excise taxes all can be used to ensure that those who generate the need for public facilities pay their fair share of the costs. Property taxes, sales taxes and certain utility rate structures spread the costs of service to the community at large. On-going operations and maintenance funding must also be provided if the capital facilities are to effectively serve the community. These demands must be addressed in the City's operating budget.



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Riverside's use of public funds will have a significant impact on the implementation of this Plan. Many of the Plan's goals can be achieved by directing public expenditures, by adjusting fee and rate structures, and by using state and federal tax provisions. Public investment decisions should be made in a business like manner. However, the City must continue to rely on the goals of its General Plan to ensure that its business continues to be the provision of services to the people of Riverside.

Recommendations for Implementation - Public Investment (PI)

- PI 1:* Include a section in the CIP that relates each program item to General Plan goals and policies.
- PI 2:* Resolve that all municipal property acquisitions shall further the goals and policies of the Plan.
- PI 3:* Review the General Plan diagrams, goals and policies prior to purchase of land for public facilities to determine whether the benefits justify the acquisition and whether the purchase of additional land would further the goals of the Plan.
- PI 4:* Utilize property tax incentives for preservation of agricultural lands shown in Exhibit 43 (*Located in the Map Pocket of this Document*).
- PI 5:* Evaluate additional uses of impact and/or linkage fees to offset the costs of drainage, water, wastewater, fire protection, police protection and library services.
- PI 6:* Review the timing of impact fee collection to determine if certain fees should be collected at an earlier point in the development process.
- PI 7:* Explore and retain existing alternatives for providing lower cost water and electricity for agricultural irrigation, including, but not limited to, such methods as differential water quality standards and reuse of treated wastewater effluent.

G. Community Involvement

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public have always been an important consideration in Riverside's decision-making process. Citizen participation takes many forms, from educational forums to testifying at public hearings or serving on city boards and commissions. A broad range of perspectives at public hearings helps boards, commissions and the City Council to make better informed decisions. Riverside should continue to encourage community involvement, in a variety of forms, as part of General Plan implementation.



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Recommendations for Implementation - Community Involvement (CI)

- CI 1:* Continue to encourage and actively promote citizen participation in the planning process.
- CI 2:* Work with the local media to inform the public of and solicit public participation in matters of local and regional concern.
- CI 3:* Continue production of the City newsletter, *Riverside Today and Tomorrow*, or use some similar general information dissemination medium to promote citizen awareness and to advance General Plan goals and policies.
- CI 4:* Consider creating a City Speakers Bureau, composed of City personnel, and provide local schools, service agencies and other groups with a listing of General Plan topics on which Speakers Bureau members will make presentations.
- CI 5:* Develop a system to keep Board and Committee members aware of the programs of all other Boards and Committees in the City designed to carry out the General Plan's goals and policies.
- CI 6:* Continue to use and expand the Community Plan Process as a means of community involvement. The process should concentrate on issues of community identity and enhancement and neighborhood preservation, but may address other General Plan issues as well.

H. City Programs

The City of Riverside, as a major corporation and employer in the community, has the opportunity to take a leadership role in implementing the General Plan's goals and policies by using its own programs as examples and models for others to follow.

Recommendations for Implementation - City Programs (CP)

- CP 1:* Establish a transportation management plan for City employees, using the full range of options available to other employers in the community.
- CP 2:* Begin the conversion of the City's vehicle fleet to alternative energy sources such as natural gas and/or electricity.
- CP 3:* Investigate the use of renewable energy sources in City buildings.



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- CP 4:* Use public improvement projects to achieve desired design for community gateways.
- CP 5:* Explore options for assistance to City employees requiring child care services.
- CP 6:* Implement a waste reduction program in City offices to serve as a model for other businesses.

I. Review of the General Plan

The City should review and evaluate its General Plan over time to respond to changing conditions and community needs. The following sections outline the processes for Plan amendment and review.

1. Quarterly Amendments

The City could refine its General Plan amendment process by considering proposed changes as a group on a quarterly basis, rather than as individually filed. The quarterly review process would not unduly delay those seeking amendment, but would assist the City in evaluating any cumulative impacts of the proposed General Plan changes. Plan amendments should not be made lightly, and it is recommended that their approval require a minimum of six affirmative Planning Commission votes and five affirmative votes by City Council members. The quarterly review of amendments notwithstanding, Community Plans and Specific Plans should be processed whenever they are ready for public presentation.

2. Annual Review

The City could establish an annual review process to evaluate progress that has been made in implementing the Plan, to reexamine the assumptions and conditions which form the basis of the Plan, to reflect changing State general plan requirements, and to reevaluate the Plan's goals and policies. The process should permit the City, neighborhood groups, developers, and other citizens to have input into this reevaluation. Any Plan amendments that appear appropriate as a result of this review would be processed according to the quarterly review procedure. The annual review process would have limited objectives and be based on readily available data. The annual review would occur concurrently with one of the quarterly amendment periods.

Recommendations for Implementation - Review of the General Plan (RGP)

- RGP 1:* Establish a procedure for processing individual Plan amendment proposals as a group on a quarterly basis.



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RGP 2: Establish a procedure for the regular but limited review of the General Plan on an annual basis to evaluate implementation progress and to determine if /changing conditions make minor adjustments to the Plan desirable.



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Exhibit 78: Goal Implementation Matrix

		WQ 1		To preserve the quantity and quality of all water resources throughout the General Plan Area.	
A. CONSERVATION ELEMENT	AQ 1	To achieve air quality levels that provide a safe and healthy environment for all residents and businesses within the City of Riverside consistent with the target dates established by the State and Federal Clean Air Acts.			
	AQ 2	To reduce automobile pollutant emissions by reducing the percentage of people within the City of Riverside who must drive to work on a daily basis (person work required by residents within the City of Riverside for travel to and from work on a regular basis (vehicle work trips).	NR 1	To preserve and protect ridgelines, hillsides, arroyos, the Santa Ana River corridor, and other significant natural features.	
	AQ 3	To reduce automobile pollutant emissions by reducing the number of vehicles required by residents within the City of Riverside for travel to and from work on a regular basis (vehicle work trips).	NR 2	To protect the biotic communities and critical habitats for endangered species throughout the General Plan Area.	Water Quality
	AQ 4	To reduce the number of single-occupant non-work auto trips within the City of Air Quality Riverside.			
	AQ 5	To reduce vehicular emissions in the City of Riverside through traffic flow improvements.	Natural Resources	To provide an adequate supply of affordable, environmentally sensitive energy resources for residents and businesses in Riverside.	
	AQ 6	To reduce tailpipe emissions from City fleet vehicles.	E 2	To encourage the efficient use of available energy resources by residential and commercial users.	
	AQ 7	To reduce the length of work trips while expanding the supply of affordable housing and creating an urban form that efficiently utilizes urban infrastructure and services.	E 3	To encourage the efficient use of available energy resources by the City of Riverside.	
	AQ 8	To separate air pollution sensitive land uses from major sources of air pollution.			
	AQ 9	To reduce particulate emissions from paved and unpaved roads, construction activities, and agriculture.			
	AQ 10	To coordinate City air quality planning and implementation efforts with other responsible agencies.	Energy	To create a system of open space areas and linkages throughout the General Plan Area that protects the natural and visual character of the community and provides for appropriate active and passive recreational uses.	
	AQ 11	To coordinate with regional authorities and also to take primary responsibility for standards and measures to protect citizens of the city by keeping abreast of ongoing information of the health effects of air pollutants generated within the City and incorporate that date in its regulatory process.	B. OPEN SPACE ELEMENT		
			A 1	To preserve designated agricultural lands in recognition of their economic, historic and open space benefits and their importance to the character of the City of Riverside.	



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

Mechanisms for Implementing Goals	Element												Open Space 1			
	AQ 1	AQ 2	AQ 3	AQ 4	AQ 5	AQ 6	AQ 7	AQ 8	AQ 9	AQ 10	AQ 11	WQ 1	NR 2	E 1	E 2	E 3
Development Review																
Phasing of Public Services	✓			✓			✓		✓			✓		✓		
Subdivision Regulations	✓			✓			✓		✓			✓		✓		
Zoning Regulations	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Design Review												✓	✓	✓		
Building Code/Permits									✓			✓	✓			
Environmental Review									✓	✓	✓	✓	✓	✓		
Redevelopment									✓	✓						
Area Expansions												✓	✓	✓		
Special Area Planning	✓	✓										✓	✓	✓	✓	
Public Investment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Community Involvement		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
City Programs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		
General Plan Review														✓		



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

A. COMMUNITY CHARACTER ELEMENT	To maintain and strengthen the identity of the City of CC 1	CS 3	To enhance the City's image through the creation and placement and presentation of unique art throughout the community.	CS 4	To strive to create art in public places that is diverse and of the highest quality; that will reflect the character of the City; that will provide economic benefits to the Downtown; that will improve the quality of life; and that will be a continuing source of pride to all City residents.	CS 5	To provide ample and convenient library facilities for the City of Riverside.	CS 6	To assure that adequate kindergarten through high school educational facilities will be available to serve all new residential development at the time such facilities are needed.	R 1	To provide adequate recreational opportunities for all of Riverside.
CC 2	To ensure that new private development and redevelopment proposals incorporate urban design features which strengthen the City's image as a high quality urban community.					R 2	To preserve, restore, enhance and maintain the integrity of the significant historic parks which are essential elements of Riverside's historic, cultural and horticultural heritage, including Mt. Rubidoux, Carlson, Fairmount, White and North Parks.				
CC 3	To preserve the existing character of established neighborhoods throughout the Riverside General Plan Area.					R 3	To establish an integrated system of scenic routes, trails and paths throughout the General Plan Area.				
Community Enhancement Section											
HP 1	To preserve Riverside's historic resources as physical reminders of the City's past and as unique local points to shape the community's identity, now and in the future.					Recreation	To adaptively reuse and rehabilitate, where appropriate, historic resources such as recreation and community centers.				
HP 2	To recognize the importance of archaeological resources to our understanding of the past and to ensure the identification and protection of those resources within the City of Riverside.										
HP 3	To recognize natural resources for their cultural and historic value and to identify and protect them.										
Historic Preservation						ED 1	To promote a strong, balanced economy for Riverside, with an economic climate supportive of existing business and industries and attractive to new and relocating firms.				
CS 1	To ensure the provision of basic social services to all residents of Riverside.					ED 2	To provide direction purpose and a climate for combined public and private investment which will result in benefits to the community as a whole.				
CS 2	To provide a diverse range of cultural and arts activities for all Riverside residents.					ED 3	To create a local visitor-based economy by capitalizing on Riverside's historic landscape of distinguished buildings and places, its still active citrus groves and its vibrant diverse cultural programs.				
Economic Development											



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

Mechanisms for Implementing Goals	CC	CC	CC	CC	HP	HP	HP	CS	CS	CS	CS	CS	CS	R	R	ED	ED
	1	2	3	4	1	2	3	1	2	3	4	5	6	1	2	3	4
Development Review																	
Phasing of Public Services																	
Subdivision Regulations																	
Zoning Regulations	✓	✓	✓	✓													
Design Review	✓	✓	✓	✓													
Building Code/Permits								✓									
Environmental Review																	
Redevelopment	✓	✓	✓	✓	✓				✓	✓				✓	✓	✓	✓
Area Expansions		✓												✓	✓	✓	✓
Special Area Planning	✓	✓	✓	✓	✓				✓	✓				✓	✓	✓	✓
Public Investment	✓	✓	✓	✓	✓	✓				✓	✓			✓	✓	✓	✓
Community Involvement	✓	✓	✓	✓	✓	✓	✓			✓	✓			✓	✓	✓	✓
City Programs														✓			
General Plan Review																	



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

LU 1	To provide for continuing growth within the Riverside General Plan Area, with land uses and intensities appropriate designated to meet the needs of anticipated growth and to achieve the community's goals related to resource conservation, community enhancement and growth management.	SW 1	To provide an effective solid (non-hazardous) waste management system that is environmentally and financially responsible, and is able to adequately meet the projected demands from users in the General Plan Area.	SW 2	To effectively manage hazardous waste within the General Plan Area in accordance with the adopted County of Riverside Hazardous Waste Management Plan and in accordance with County Authorities.
LU 2	To establish the General Plan Land Use Diagram as a key statement of City A. LAND USE ELEMENTS policy to be used as a guide for decisions on individual development proposals.				
LU 3	To provide for the appropriate timing of development in accordance with the future land uses designated in the Land Use Element.	PS 1	To create a secure public environment which minimizes social, economic, environmental and property losses due to seismic hazards.		
LU 4 Land Use	To utilize a series of area plans ("Community Plans" or "Specific Plans"), as part of the General Plan, to provide more detailed design and policy direction for development projects located in particular neighborhoods within the General Plan Area.	PS 2	To protect property in urbanized and non-urbanized areas from fire hazards and to integrate fire safety considerations in the planning process.		
LU 5	To provide specific land use and development direction for locations affected by the current or future operations of the Riverside Municipal Airport.	PS 3	To PUBLIC SAFETY ELEMENT provide levels of police service to all residents in Riverside.		
WW 1	To ensure provision of an adequate energy efficient water system for the General Plan Area that is fiscally responsible.	PS 4	To provide adequate levels of emergency response to all residents in Riverside.		
WW 2	To ensure provision of an adequate, energy efficient wastewater system for the General Plan Area that is fiscally responsible.	PS 5	To ensure that equipment and structures designed to provide emergency disaster services are located and designed to function after a disaster or emergency event.		
SD 1 Water and Wastewater Systems	To achieve an effective system of natural and manmade drainage for Riverside.	PS 6	To provide a security design program which reduces opportunities for crime in the urban environment.	PS 7	To reduce potential flood hazards for residents and businesses in the City of Riverside.
		PS 8	To preserve the historic resources of the City from demolition, destruction and/or severe damage, to the greatest extent possible, in the wake of natural and human-caused disasters such as seismic events and fires.		

Stormwater Drainage



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

Mechanisms for Implementing Goals	Implementation Phases								Public Safety Element				Implementation Phases			
	LU 1	LU 2	LU 3	LU 4	LU 5	WW 1	WW 2	SD 1	SW 2	PS 1	PS 2	PS 3	PS 4	PS 5	PS 6	PS 7
Development Review																
Phasing of Public Services	✓					✓	✓			✓	✓		✓			
Subdivision Regulations						✓	✓	✓		✓	✓		✓			
Zoning Regulations	✓					✓				✓	✓		✓			
Design Review								✓		✓	✓		✓			
Building Code/Permits									✓		✓		✓			
Environmental Review									✓				✓			
Redevelopment	✓									✓	✓		✓			
Area Expansions										✓	✓		✓			
Special Area Planning										✓	✓		✓			
Public Investment		✓								✓	✓		✓			
Community Involvement											✓		✓		✓	
City Programs											✓		✓			
General Plan Review	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

T 1	To build and maintain a transportation system which combines a mix of transportation modes and transportation system management techniques, and which is designed to meet the needs of Riverside's residents and businesses, while minimizing the impacts on air quality, the environment and adjacent development.	H 1	To provide sufficient numbers of dwelling units to accommodate expected new household formation, to replace that portion of the housing stock lost through normal processes of attrition and to provide for vacancy rates, both for sale and rental, which optimally balance both economic and social considerations.
D. TRANSPORTATION		H 2	To ensure the opportunity for all households in the City to obtain affordable housing suitable to their particular needs.
T 2	To provide adequate, affordable, equitably distributed and energy efficient public transportation for the citizens of Riverside.	H 3 HOUSING ELEMENT	To eliminate housing discrimination in Riverside.
T 3	To support and expand airport services for the Riverside community.	H 4	Assure adequate accessibility to appropriate housing for physically disabled residents of the City.
T 4	To provide a safe, integrated system of bicycle and pedestrian paths throughout the Riverside General Plan Area.	H 5	To provide for the protection of landlord and tenant rights.
VII. GROWTH MANAGEMENT SECTION		H 6	To provide adequate rental apartment housing in close proximity to the City's four major educational institutions (i.e., the University of California, Riverside, California Baptist College, the La Sierra Campus of Loma Linda University and Riverside Community College) in order to provide for the housing needs of the City's substantial student population.
N 1	To minimize noise levels throughout the community and, wherever possible, mitigate the effects of noise to provide a safe and healthy environment.	H 7	To provide for the housing needs of the elderly population.
N 2	To make maximum use of existing City regulatory processes and resources to control noise.	H 8	To provide adequate shelter opportunities for those families and individuals who are either homeless or at risk of becoming homeless.
		H 9	To provide sound quality housing and desirable neighborhoods citywide.
E. NOISE ELEMENT			



Section IX — Plan Implementation

Exhibit 78: Goal Implementation Matrix (*Continued*)

Mechanisms for Implementing Goals	Noise Element									
	T T	T T	T T	N N	H H	H H	H H	H H	H H	H H
Development Review				1	2	1	2	3	4	5
Phasing of Public Services										
Subdivision Regulations	✓		✓	✓						
Zoning Regulations	✓		✓	✓	✓	✓	✓	✓	✓	✓
Design Review										
Building Code/Permits										
Environmental Review										
Redevelopment										
Area Expansions										
Special Area Planning										
Public Investment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Community Involvement										
City Programs										
General Plan Review										



Section IX — Plan Implementation

J. Summary and Index of Implementation Measures

Exhibit 79 (Page IX - 29) lists all of the recommendations for implementation and the goals that are furthered by each of the measures.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals

Rec #	Goal #'s
I-AQ 1	The City shall collect work trip information from all business license applicants or holders of business licenses having 25 or more employees. The required information shall include, but not be limited to, numbers of employees, how they commute to work, work trip lengths and, where applicable, types and number of company vehicles and delivery of goods schedules. In addition, information shall be provided to business license applicants or holders about ridesharing and other programs to reduce employment related vehicle trips.
I-AQ 2	For any new office development in excess of 25,000 square feet that includes video conferencing facilities as part of their development, credit should be given in the form of density bonuses or reduction of fees on plans or developer fees. The City should adopt a schedule equating benefits with the type and amount of credit to be granted by the City.
I-AQ 3	The City in conjunction with local businesses, should study the feasibility of centralized ordering and home delivery services by December 31, 1992. Such services would reduce trip generation for the purchase of common household goods. This strategy would require the use of mass mailing or other public announcement in order to find businesses willing and capable of home delivery services.
I-AQ 4	Modify any regulations that would unnecessarily restrict the use of a home as an office for home based telecommuting.
I-AQ 5	Adopt an ordinance by July 1, 1999 Requiring employers with multiple facilities to set aside facilities to be used by telecommuting employees. This strategy is a long-term goal of the AQMP to allow employers time to plan for the increased future need of facilities.
I-AQ 6	The City shall continue to comply with SCAQMD Regulation XV including required monitoring and reporting responsibilities. Through any combination of ridesharing, telecommuting, alternative work weeks and trip reduction incentives, the City shall strive for a target of a 30% reduction of City employee work trips by 2010.
I-AQ 7	The City will assist SCAQMD in implementing its Regulation XV by promoting the establishment of transportation management associations for facilities employing more than one hundred employees.
I-AQ 8	The City shall provide the SCAQMD the information gathered from the registration program outlined in AQ 1 to assist the SCAQMD in implementing Regulation SV.
I-AQ 9	Adopt an ordinance pursuant to future SCAQMD model rules prohibiting one hundred percent employer-subsidized parking.
I-AQ 10	Adopt an ordinance to minimize free parking for non-residential developments pursuant to future SCAQMD model rules. Apply public revenues from increased parking fees to transit fares as a subsidy.
I-AQ 11	Require major retail centers to offer customer travel incentives for alternatives to single-occupant vehicles and to provide facilities for non-motorized transportation needs such as bike racks and pathway systems. Examples of customer travel incentives would be to offer an exchange of a valid purchase receipt for ten dollars or more for a free bus token on the day of purchase, or a sale price for customers showing validated bus tickets or passes.
I-AQ 12	Adopt an ordinance by January 1, 1992, requiring any development of a special event center with a potential occupancy of ten thousand or more persons at one place and one time to establish Park-n-Ride facilities or off-site parking at remote locations.
I-AQ 13	Implement a system of designated bikeways within the city on non-major streets that connect residential areas with shopping centers and parks. Upon completion, establish a high visibility campaign to promote awareness and encourage bicycle use.
I-AQ 14	The City should coordinate development approvals with efforts to encourage the expansion and creation of non-polluting mass transit systems and intermodal means of transportation to serve the proposed developments. City approval of any development should be conditioned upon the provision of adequate facilities to accommodate the anticipated mass transit demands of the proposed development. These facilities may consist of dedications of land and/or construction of facilities.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal #'s
I-AQ 16	Continue to monitor traffic flow along collector and arterial streets and make the necessary adjustments to signals and roadways to improve the flow of traffic.
I-AQ 17	Prohibit on-street parking on collector and arterial streets during commute hours where the level of service had dropped below Level E.
I-AQ 18	Commit to a phasing plan to incorporate low, ultra-low and zero emissions vehicles into the city government fleet by 1994; ten percent by the year 2000, 20 percent by the year 2010. Annual monitoring reports on progress made toward meeting the objective should be submitted to SCAG.
I-AQ 19	Establish a review process within a one-half-mile radius of any sensitive receptor, of any commercial or industrial development that has the potential for toxic air emissions.
I-AQ 20	<p>Adopt an ordinance requiring the following measures be taken by contractors at construction sites.</p> <ul style="list-style-type: none"> • The use of truck wheel washers at the roadway exits from construction sites. • Paving of an access road onto the construction site. • Cleaning of access and public roadways of soil originating from the project site. • Paving, curbing, or vegetative stabilization of road shoulders on which vehicles could potentially drive and create nuisance particulate emissions. • Submission of and adherence to a strict watering schedule of total coverage of unpaved construction areas twice daily. Require that grading activities be suspended during periods of excessive winds above 30 miles per hour. • Use low emission mobile construction equipment where feasible. • For developments exceeding the threshold of significance, develop trip reduction plans for construction employees. • Spread soils binders on site, unpaved roads and unpaved parking areas. • Apply AQMD approved chemical soil stabilizers according to manufacturers specifications to all inactive construction sites (previously graded areas which inactive for more than 96 hours). • Reestablish ground cover on construction sites through seeding and watering. • Implement or contribute to an urban tree planting program to off-set the loss of existing trees at the construction site if applicable. • Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. • Configure construction parking to minimize traffic interference. <p>Air Quality Minimize obstruction of through traffic lanes.</p>
I-AQ 21	<p>Adopt an ordinance requiring parties involved with large scale agriculture of three or more acres, to implement fugitive dust control measures. These measures include the use of either windbreaks, soil stabilization, asphalt cover, or closer crop spacing. Unpaved farm roads should be required to be stabilized using wet suppression and/or chemical or physical stabilization.</p> <p>Air Quality Adopt building regulations, in conjunction with determinations to be made by SCAQMD, to prohibit the use of building methods and materials such as architectural coatings that emit excessive amounts of reactive organic gasses. These methods and materials are to be determined by research to be conducted by SCAQMD so as not to sacrifice safety and durability.</p>
I-AQ 23	<p>Prepare annual air quality action strategy monitoring reports that identify all action strategies pursued by the City and evaluate their effectiveness. A copy of these reports should be forwarded to SCAG and SCAQMD.</p>
I-AQ 24	Require all Environmental Impact Reports for developments within the City to include an air quality section that addresses current basin attainment status and projected impacts quantified through the URBEMIS, CALINE4, or other air quality models available to CARB.
I-AQ 25	The City shall commit to updating the Air Quality section of this General Plan consistent with future amendments to the AQMP.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (Continued)

Rec #	Goal #'s
I-AQ 27	Create a City program to annually review the Health Risk Reports and Emission Summary prepared by industrial facilities in the City of Riverside in compliance with state and Federal law and to address the problems these reviews reveal, including action to protect sensitive receptors. This program should include cooperation with the South Coast Air Quality Management District and the State Air Resources Board.
I-AQ 28	The City shall consider requiring large employment centers to provide facilities such as bicycle lockers and showers to encourage bicycle commuters.
I-WQ 1	Adopt, in coordination with RWQCB-8, regulations establishing standards for the quality of runoff from new development sites and listing best management practices for achieving those standards.
I-WQ 2	Continue to monitor water levels and water quality of all City-owned wells and review results of monitoring to identify significant changes in water quality or quantity.
I-WQ 3	Adopt regulations establishing standards for the protection of recharge features.
I-WQ 4	Coordinate with RWQCB-8 to ensure that the City's stormwater management system complies with EPA standards.
I-WQ 5	Coordinate with water providers, such as the Western Municipal Water District, Eastern Municipal Water District and the El Sobrante Water District, to ensure the continued availability of a safe and abundant water supply.
I-NR 1	Continue to refine regulations limiting the development of areas with unstable soils, steep terrain, floodplains, arroyos and other critical environmental and hazardous areas.
I-NR 2	Develop regulations establishing grading standards to ensure soil stability and to minimize negative aesthetic impacts.
I-NR 3 Air Quality	Modify the subdivision and zoning regulations to expand the use of design review and design guidelines to regulate building height, building spacing, landscaping, grading and street alignment to retain ridgeline areas in their natural state to the greatest extent possible.
I-NR 4	Require developments which include property identified as potential habitat for the rare or endangered species listed in Exhibit 8 (Page III - 10) to submit site-specific analysis of the effect of the proposed development on the affected rare or endangered species and to propose strategies for minimizing those effects.
Environmental	Continue active participation in Federal, State and local efforts to preserve rare, threatened and endangered species in the General Plan Area.
Waste Quality	Require site specific biological assessment and appropriate mitigation measures for all developments of property containing native plant communities and other sensitive species listed in Exhibit 8 (Page III - 10).
I-NR 7	Implement a program of research and field work to identify and map areas of habitat for sensitive species. Revise Exhibit 9 (Page III - 12) to reflect the results of this analysis. Periodically review and update this habitat information.
I-E 1	Reduce overall energy use by the City of Riverside by eight percent by 1994, 15 percent by 2000, and 30 percent by 2010. A particular emphasis should be placed on reducing energy use during peak demand hours. Reduction measures may include lighting improvements, modifications to heating, ventilation, and air conditioning (HVAC) units, conservation in waste water treatment, and any other methods seen to be effective.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal #'s
I-E 2	Adopt an ordinance requiring the installation of solar heating equipment for water heating systems in all new multi-family developments, single-family homes over 2,000 square feet and for all new commercial buildings.
I-E 3	Adopt an ordinance requiring the installation of solar heating equipment for all new swimming pools with water heaters.
I-E 4	Install solar water heating systems at all appropriate City facilities.
I-E 5	Conduct a series of pilot projects to demonstrate use of renewable energy resources and to evaluate the potential cost effectiveness of expanded use of renewable energy sources in the City.
I-E 6	Develop and implement a Public Utility Demand Side Management (DSM) or other appropriate program that identifies cost-effective means of reducing energy consumption for businesses and residents, and provides strong incentives for conservation through the appropriate combination of development fees, rates and programs.
I-E 7	Adopt a solar access ordinance to prevent development on one site from precluding the use of solar energy on adjacent sites.
I-E 8	Promote the use of energy efficient modes of transportation through public educational programs and through incentive programs for employees.
I-E 9	Employ the development review process to support the intelligent use of landscaping, site orientation and site design to reduce energy consumption.
I-E 10	Conduct an energy audit of City operations including analysis of: <ul style="list-style-type: none"> • the heating, cooling, lighting and water use of City buildings; • the operation of City vehicles; and • the modes of transportation used by City employees commuting to and from work
I-OS 1	(Continued) <p>Develop a system for prioritizing the acquisition and improvement of open space based on capital costs, operation and maintenance costs, accessibility, needs, resource preservation, ability to complete or enhance the existing open space system and unique environmental features.</p>
I-OS 2	Prepare and periodically update an open space acquisition and improvement plan. This plan should 1) identify and prioritize projected open space acquisition and improvement expenditures; 2) identify proposed funding sources, capital, operations and maintenance.
Energy I-OS 3	Acquire proposed open space areas identified in the open space acquisition and improvement plan using the most efficient mechanism that will ensure the land's continuous use as open space. The City should consider the effectiveness of dedications, fee simple purchase, purchase of development rights, transfers of development rights and any other mechanism for securing open space.
I-A 1	Continue to use zoning powers to protect valuable agricultural lands identified in the Land Use Diagram.
I-A 2	Offer incentives for the conservation of valuable agricultural lands identified in the Land Use Diagram.
I-A 3	Continue to refine water and electrical rate structures to improve the viability of agricultural uses.
I-A 4	Refine the interest subsidy program for the fencing, screening and replanting of agricultural lands.
I-A 5	Study the potential for using treated effluent to irrigate agricultural lands.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (Continued)

Rec #	Goal #'s
I-A 7	Allocate funds to provide low interest loans for the planting or replanting of citrus groves on agricultural sites of at least five gross acres of arable land.
I-CC 1	Conduct design competitions to establish design themes for the gateways into Riverside. Coordinate with the local arts community and seek private sector and public assistance for implementation of selected designs.
I-CC 2	Develop Area Plans (community and specific plans) to help protect and preserve the individual character and historical significance of various communities within the General Plan Area.
I-CC 3	Use design guidelines and landscaping standards to promote the planting of street trees throughout the City.
I-CC 4	Develop design guidelines for buffer areas to promote compatibility between dissimilar land uses.
I-CC 5	Coordinate with local arts groups to promote the provision of works of art which will be readily available to the public. The City should explore opportunities to provide matching funds or contributions in kind to promote art in public places, particularly in the Downtown area.
I-CC 6	Coordinate with neighborhood associations and property owners to identify code enforcement needs in neighborhoods throughout the City.
I-CC 7	Tailor specific and community plans to enhance, without significantly altering, the character of stable neighborhoods by promoting infill and redevelopment that is compatible with existing land uses and densities.
I-CC 8	Encourage infill and redevelopment of transitional areas that do not disrupt adjacent, stable neighborhoods. This should be accomplished through site design review that focuses activity away from nearby residences and residential streets.
I-CC 9	Evaluate options for permit fee or utility rate incentives for redevelopment of the Downtown area.
I-CC 10	Provide development information for the Downtown area to the Chamber of Commerce in order to promote a balanced mix of uses and a vital Downtown. Information should be updated as the City issues permits for new or expanded occupancies.
Agricultural	Develop a Downtown Arts, Culture and Entertainment District Plan to help identify, develop, rehabilitate and stimulate cultural and visual and performing arts facilities, within this concentrated area of the community.
Community Character	
[Continued] Continue to maintain a program to designate, inventory and preserve valuable cultural and historic resources in Riverside. This program includes:	
	<ul style="list-style-type: none"> • the continued development of objective criteria for the designation of historical resources in accordance with General Plan Policy 23.1; • Continued provisions for establishing and maintaining an Historic Resources Inventory — this data base, which should be established in conformance with State survey standards and guidelines, should be made an integral part of development review processes and should be made readily accessible to the public; and • Continued procedures to establish, rehabilitate, enhance and maintain street features such as retaining walls, entry monuments, light standards, sidewalk patterns, and other features that define historic character.
I-HP 2	Require the identification of potential archeological resources as part of the development review process. Potential sites should be evaluated for their significance and recorded with the California Archeological Information Center. Potentially significant sites should be protected from adverse impacts of development.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal #'s
I-CS 2	Designate a City liaison for cultural and visual and performing arts activities. This person could assist local artists or arts groups in presenting their work, obtaining funding and notifying the public of cultural events and activities.
I-CS 3	Evaluate the feasibility, location, development program and funding for a state-of-the-art performing arts center within the Downtown Cultural, Arts and Entertainment District.
I-CS 4	Manage the library system to meet the standards established in the General Plan policies.
I-CS 5	Develop a broad public art program to increase public awareness and appreciation of the arts including the commission of free standing or architecturally integrated pieces of visual art, the development of visual or performing art facilities or the initiation of visual or performing arts programs. This should be a high profile program, involving professionals in the arts and representatives of the community at large, that results in the display and generation of art in public places, particularly in parks, community gateways and the Downtown area.
I-CS 6	Coordinate with UCR , other academic institutions and groups in Riverside involved in the arts, to promote cultural, visual and performing arts and humanities in the community.
I-CS 7	Create programs, acceptable to the City and the School Districts to implement goals and policies related to provision of adequate kindergarten through high school educational facilities which may require the City to do the following: <ul style="list-style-type: none"> ● Notify school districts of proposed subdivision projects or development applications early in the review process with time for adequate responses; ● Request school districts to indicate the level of facilities expected to be available at the time of need to serve development projects requiring discretionary approval, ● Take into consideration (to the extent allowable by State law) the availability of specific school facilities at the time of need, when making decisions on development applications requiring general plan amendments, community plan updates, specific plans and amendments thereto, zone changes for residential development commercial or industrial uses, and other legislative land use decisions; ● Consider denial or postponement (to the extent allowable by State law) of applications for development projects which the school districts determine would have adequate school facilities available to them at the time of need—unless an agreement to provide such facilities is reached between developers and the districts.
Cultural and Social Services	Cooperate with the Riverside City schools to integrate the City's visual and performing arts opportunities with the elementary and secondary school programs. CS 5
I-CS 8	Expand and rehabilitate the Central Library to include facilities and venues to encourage and accommodate visual and performing arts and related activities. CS 6
I-R 1	Continue to add park land and park facilities to serve the population in accordance with the standards established in the recreation policies. NR 1-2; OS 1; R 1, 3; ED 3
(Continued)	Periodically survey the public to determine the City's recreation needs and evaluate the park system's ability to meet those needs. R 1
I-R 2	Continue to expand and integrate the City's system of scenic routes, trails and paths with other surrounding regional trails. Establish, to the maximum extent possible, linkages between City and County parks and open spaces. NR 1-2; OS 1; R 1, 3; ED 3
I-R 3	Adopt design guidelines for scenic corridors throughout the City. These guidelines should address signs, corridor markers and landscaping. CC 1; HP 1; R 1, 3; ED 3
I-R 4	



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (Continued)

Rec. #	Goal #'s
I-ED 1	Continue to maintain and enhance the data base of major employers in Riverside. Coordinate with the Chamber of Commerce and Economic Development Partnership to conduct a business retention survey that will identify the needs of all major employers.
I-ED 2	Continue to designate primary contacts within the Planning, Development and Public Works Departments to support Economic Development Partnership and the Chamber of Commerce in their efforts to retain and attract major employers.
I-ED 3	Continue to coordinate with local, regional and State economic development and employment agencies, local employers, and local educational agencies to develop a labor force that will continue to serve existing employers and will attract new employers. This will involve identifying existing labor needs both within the community and throughout the regional, state, national and international economies; identifying the strengths and weaknesses of the local labor force; and developing programs to train the existing and future labor force to meet the diverse needs of existing and potential employers in Riverside.
I-ED 4	Continue to coordinate with regional and State economic development agencies to identify the full range of mechanisms for attracting employers to Riverside, such as: tax incentives, low interest loans, reduced fees, reduced utility rates, and site acquisition assistance. Conduct the necessary processes (ordinance adoption, resolutions, agreements) to enable the City to offer a broad range of incentives to potential employers in a timely manner. Prior to offering fiscal incentives to potential employers, the City shall evaluate the costs of those incentives versus the benefits provided by the potential employer.
I-ED 5	Continue to coordinate with University of California, Riverside to promote economic development activities that benefit from and contribute to UCR's priority research specialties.
I-ED 6	Establish the professional management of the Cultural, Arts and Entertainment District; to place the arts at the center of the City's marketing and tourism program; to ensure continued programming of Seventh Street as the "stage" within the Cultural, Arts and Entertainment District; and to develop the full potential of the arts as an economic revitalization tool.
Economic Development	
I-LU 1	Evaluate proposed amendments to the Land Use Diagram in light of their impacts on the supply of various types of land, the environment, agriculture, open space, neighborhood integrity, and both the existing and proposed services and facilities.
I-LU 2	Consult the Land Use Diagram when evaluating the appropriateness of rezoning requests.
I-LU 3	Use zoning and the development review process to ensure that non-industrial land uses do not impinge upon the use of planned industrial land.
I-LU 4	Adopt an ordinance providing density bonuses for projects incorporating affordable housing for qualified groups pursuant to Government Code Section 65915.
I-LU 5	Coordinate with WRCOG to address issues related to the balance of residential, commercial and industrial land uses and the sharing of revenues among the various political jurisdictions in western Riverside County.
Water System	
I-WW 1	Monitor pressures and flow capacities throughout the water system and maintain an accurate model of the system.
I-WW 2	Monitor water usage throughout the City to facilitate accurate projections of the impacts of proposed development on the water system.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Implementation Measure	Related Goal(s)	
I-WW 4	Require assurance of adequate water and wastewater service prior to granting development approvals.	LU 4; WW 1-2	Goal 1#'s
I-WW 5	Continue allocating sewer connections to manage residential growth.	LU 4; WW 2	
I-WW 6	Pursue alternative uses for treated wastewater effluent such as irrigation, groundwater recharge or wetlands production.	WQ 1; A 1; WW 1-2	
I-LSD 1	Continue to review development proposals to ensure compatibility between developments and drainage basin master plans.	OS 1; LU 4; SD 1	
I-SD 2	Develop guidelines for review of drainage proposals that address safety, appearance, recreational use, maintenance costs, and water quality.	NR 1; OS 1; CC 1; R 1; WW 1; SD 1	
I-SD 3	Continue to coordinate with RWQCB to develop strategies to enhance the quality of stormwater runoff from the City's drainage system and to ensure compliance with Federal standards.	WQ 1; NR 1-2; WW 1; SD 1	
I-SD 4	Coordinate with Santa Ana Region of the California Water Quality Board and Riverside County to develop a stormwater management plan for use in the review and approval of new developments affecting the quality and quantity of surface and groundwater.	WQ 1; NR 1-2; WW 1; SD 1	
I-SW 1	Develop a source reduction and recycling element that addresses State requirements regarding:	WQ 1; E 2-3; SW 1-2	
	<ul style="list-style-type: none"> • Waste characterization; • Source reduction; • Recycling; • Composting; • Education and public information; • Funding; • Special waste; • Facility capacity; • Household hazardous waste; and • Integration 		
I-SW 2	Adopt the Specific Siting Criteria of the Riverside County Hazardous Waste Management Plan (Figure 5-1) as stated in the appendices of the Riverside General Plan 2010 to ensure that all proposed facilities for the transfer, storage or disposal of the City and its environs from potential health, safety, economic and social impact.	SW 2	
Stormwater Drainage			
I-PS 1	Continue enforcement of Uniform Building Code seismic safety regulations. When mitigating existing seismic related structural hazards, the historical value of a structure should be considered.	HP 1; PS 1, 5, 8	
I-PS 2	Support efforts to inform the public about seismic hazards, effective mitigation measures and appropriate responses to seismic events. Continue to review and publicize new seismic information as it becomes available.	PS 1, 5	
I-PS 3	Evaluate the risks to emergency and critical facilities from seismic activity. Take measures to minimize the risks to these facilities and ensure their continuous operation during seismic events.	PS 1, 5	
Solid and Hazardous Waste Management			



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal # ^{1/2} s
I-PS 5	Negotiate mutual response agreements with County fire districts and departments to enhance fire response and suppression capabilities in the City and surrounding areas.
I-PS 6	Require site design of rural and semi-rural properties to incorporate landscaping techniques that minimize risks from fires in adjacent open land while maintaining the aesthetic character of the land.
I-PS 7	Continue to provide fire stations throughout the City to maintain the City's spacing standards and ensure acceptable response times.
I-PS 8	Regularly test fire hydrants throughout the City, to determine their pressures and capacities. Replace or repair faulty fire hydrants, color code hydrants by capacity and schedule improvements to portions of a system that do not meet the fire flow standards established herein.
I-PS 9	Adjust procedures and staffing to ensure minimum police response times of 5 minutes for all priority 1 calls and 12 minutes for all priority 2 calls.
I-PS 10	Promote neighborhood watch programs and provide regular crime prevention seminars throughout the community.
I-PS 11	Evaluate the City's Emergency Management Program to ensure that: facilities are adequate to meet the needs of the community; facilities are located and constructed to remain operational during disasters; equipment and supplies are adequate to meet the short term needs of the community; adequately trained personnel are available; and the City has established agreements with relief agencies such as the Red Cross and the Salvation Army to assigning disaster relief responsibilities.
I-PS 12	Continue to work with the Federal Emergency Management Agency to minimize risks to life and property. Maintain compliance with FEMA's rules for development in regulatory floodplains and floodways. Establish guidelines for development of additional areas subject to periodic inundation.
I-PS 13	Coordinate with SCAG, the California Council on Criminal Justice and the Federal Law Enforcement Assistance Administration to implement design/planning crime prevention strategies.
Public Safety	
I-T 1	Continue to work with the State Department of Transportation and SCAG to monitor and report traffic counts throughout the City. These counts should be used to help determine the levels of service of various roadways and to schedule roadway improvements.
I-T 2	Prohibit parking on key collector and secondary arterial streets during peak commuter hours. Parking on streets should be prohibited at all times if it interferes with the level of service of the street.
I-T 3	Increase the costs of non-residential parking throughout the City to discourage inefficient use of automobiles.
I-T 4	Schedule improvements to City streets in a manner that maximizes the levels of service on collector and arterial streets within the confines of available resources.
I-T 5	Work closely with the State to ensure that State roads grow to accommodate demands.
I-T 6	Review proposed street modifications to ensure compatibility between roadways and the neighborhoods through which they are built.
I-T 7	Promote public involvement in the planning stages of all roadway improvements affecting existing neighborhoods.
I-T 8	Prior to widening existing roads, evaluate all alternatives that would accomplish the same goal of increasing traffic flow. Alternatives include, but are not limited to: adding or modifying turning and deceleration lanes; adjusting the location and/or timing of signals; using alternative roadways and alignments; and altering the traffic flow through use of swing lanes or one-way streets.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Goal 1 #'s
I-T 10	In designing street improvements, include plans for landscaping, noise abatement, air quality, signage, lighting and pedestrian crosswalks. Where appropriate, these plans shall include provisions for bicycle paths, pedestrian walkways and equestrian pathways.
I-T 11	Work with the Riverside Transit Authority to enhance services for the elderly, low income groups, the handicapped and disadvantaged. Seek to expand services to new areas as potential ridership increases.
I-T 12	Coordinate with mass transit providers throughout the region to provide linkages between mass transit systems.
I-T 13	Work with the Riverside County Transportation Commission to pursue the use of commuter or light rail for intra- and inter-County public transportation. This system should be integrated with existing bus systems and have stations located near major employment centers.
I-T 14	Establish a model Transportation Management Association to reduce the number of employee work trips. The City should encourage employers with at least one hundred employees to establish TMAs and guide them through the process. By July 1, 1995, the City should adopt standards for TMAs and mandate participation.
I-T 15	Adopt standards for the provision of bicycle racks at multi-family and non-residential facilities.
I-T 16	Increase incentives for ride-sharing through the use of ramp metering, high occupancy vehicle lanes, higher parking costs, limited parking availability and park-and-ride facilities.
I-T 17	Coordinate with and support the efforts of the Riverside County Airport Land Use Commission to ensure compatibility between airport operations and development of affected property.
I-T 18	Develop a system of bicycle routes generally corresponding to Exhibit 53 (Page VII - 59). This system should link parks, open spaces, schools, and other significant activity centers such as major employment and shopping centers. Where bicycle routes follow streets, bicycle traffic should be separate from automobile traffic wherever practical. Bicycle lanes should be clearly marked and all intersections along bicycle routes should be clearly marked to warn drivers of motorized vehicles of potential bicycle traffic.
I-T 19	Coordinate with Riverside County Transportation Commission, SCAG, WRCOG, and the State Department of Transportation to develop a Congestion Management Plan and pursue development of a commuter and/or light rail system.
I-T 20	Coordinate with local employers and operators of commercial centers to implement trip reduction programs.
I-T 21	Coordinate with Riverside County Transportation Commission (RCTC) to support the needs for and promote the use of mass transit in Riverside. The City should serve as a liaison to coordinate bus routes with public service agency sites.
<i>(Continued)</i>	At such time as a right-of-way is identified for potential abandonment, the City should review it for possible usage as a linkage for recreation or bicycle uses.
I-N 1	Designate a specific individual or department within the local government to be responsible for enforcement of local noise control regulations. Citizens of the City of Riverside shall be apprised of where and how noise complaints may be registered.
I-N 2	Encourage the development of mass transit facilities to decrease dependence on automobiles, reduce noise in the community and achieve other environmental goals regarding air quality and energy.
I-N 3	Limit trucking to specific routes, times and speeds.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal #’s
I-N 5	Maintain roadways to minimize noise impact, since cracks and potholes can cause noises that are annoying to the ear. Care should be taken in selecting the surfacing material; for example, a new 3/8 inch chip seal is 4 to 5 dBA noisier than a smooth asphalt surface.
I-N 6	Require construction equipment to be fitted with appropriate mufflers.
I-N 7	Incorporate noise reduction techniques, including buffer space, in the design of all planned arterials.
I-N 8	Coordinate aircraft noise control activities, including building insulation for new projects, with the local Airport Land Use Commission.
I-N 9	Establish and enforce a noise ordinance, which contains both numerical limits and general nuisance provisions for “noise which would annoy a reasonable person”. Numerical limits provide a basis for design of solutions to specific predictable noises. General nuisance provisions are needed to deal with intermittent noises, noises that occur at inappropriate times of day and other offensive noises that are not easily quantified.
I-N 10	Enforce the California Noise Insulation Standards, Title 24, which apply to new multifamily dwellings and to certain single-family dwellings. In addition, the same interior maximum noise level limit, i.e., 45 CNEL, should be applied to California apply to all new multi-family residential developments. The Title 24 standards identify an exterior criterion value of 60 CNEL (see Glossary, Appendix A (Page X - 2)). If the exterior sound is above this level, analysis is required to determine the noise mitigation measures required to achieve an interior level of 45 CNEL or below. Title 24 also specifies minimum values for the sound insulation afforded by interior common partitions separating different dwelling units from each other, and from common space. A copy of the Title 24 standards is included herein as Appendix D
I-N 11	Adopt noise level compatibility standards for various land uses, in accordance with the State of California guidelines (see Exhibit 54 (Page VII - 63)). Outlines and discussion of representative mitigation measures to achieve consistency with the standards are given in Appendix D
I-N 12	Continue to enforce existing California regulations on vehicle noise emissions since Vehicular noise is Riverside’s major noise source.
I-N 13	Continue to enforce existing speed limits, review speeds on certain roads and consider reducing speeds on roads where noise is an issue.
I-N 14	Require sound buffers (particularly landscaped buffers), open space, or other mitigation measures between noise sources and residential areas.
I-N 15	Require placement of fixed equipment, such as air conditioning units, inside an enclosed space, or in shielded locations. Also require the placement of rooftop equipment at an appropriate setback from property lines, or in acoustically treated mechanical rooms or in shielded equipment wells, to meet noise standards and minimize disturbance potential.
Noise I-N 16	Require noise studies for projects with significant noise generation or conflict potential. As a general guideline, these would include: (a) projects which add more than ten percent to the volume of average daily traffic of any arterial street, (b) add 1,000 or more vehicles in the peak hour on adjacent roadways, or (c) are (Continued) next to a roadway with a peak hour design capacity greater than 1,000 vehicles per hour. Any use involving railroad activity, truck activity, commercial loading/unloading activity, loud speaker use or other activities which result in a significant change in noise levels in residential, hospital, school, park, commercial, professional or open space areas should be required to submit a noise study. Examples include automobile body shops, outdoor animal kennels keeping, heavy equipment rental and operation, car washes, drive-in restaurants, raceways and shooting ranges.
I-PF 1	Guide the location and timing of development by identifying the preferred timing and locations for construction of public facilities in the capital improvements program. All new residential projects. The Title 24 Standards mandated by the State of
I-PF 2	Adopt level of service standards as necessary for police, fire, water, wastewater, electric, parks, and library services.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Goal 1 #'s
I-PF 3 Riverside's development regulations.	Continue coordinating with the school districts to help provide a strong educational system through the use of adequate school facilities requirements in ED 1-2
I-S 1 Review the subdivision regulations to ensure that adequate public services and facilities are required to be available before a proposed development creates the demand for those public services and facilities.	AQ 1, 5, 9; WQ 1; E 1; ED 1-2; LU 4; WW 1-2; SD 1; PS 2, 7
I-S 2 Expand and enhance policies for reimbursement for over-sized improvements that promote the goals of the General Plan.	E 1; ED 1-2; LU 4; WW 1-2; SD 1
I-S 3 Explore all means for the City to provide input on the decision-making process for subdivisions nearby but outside the City, particularly within its Sphere of Influence.	AQ 9; WQ 1; WW 1-2; SD 1; PS 2, 7
I-Z 1 Phasing and Adequacy of Public Facilities and Services	Give very high priority to a comprehensive review and update of the City Zoning Ordinance (Title 19 of the Riverside Municipal Code) which may incorporate some or all of the recommendations which follow below.
I-Z 2 Review the City's currently established design standards and make adjustments as necessary to promote the goals of the General Plan, giving particular attention to the relationship of projects to the neighborhoods in which they are located.	AQ 1, 4, 7, 9; WQ 1; NR 1-2; OS 1; A 1; CC 1-4; HP 1; R 2; ED 1-2; LU 1; WW 2; PS 1-2; 7; T 1; N 1-2; H 2, 6-9
I-Z 3 Subdivisions	Establish mixed-use PUD regulations to help promote the General Plan's air quality, transportation, housing and redevelopment goals and policies. The mixed use PUD could be permitted only on parcels of at least five acres having direct access to at least one arterial. Approval of the PUD would be based on the ability of the proposed mix of uses to help achieve the goals of this Plan. The PUD regulations should provide opportunities for development intensity incentives to match the parking, traffic and utility loading efficiencies achieved by the proposed land use mix.
I-Z 4 (Continued)	Require that rezoning be conditioned upon the provision of a full range of adequate public facilities, not just infrastructure within the project.
I-Z 5 Boundaries of zoning districts.	AQ 9; WQ 1; PS 2, 7
I-Z 6	Provide bonuses or other incentives that promote the development of affordable housing for lower income groups, the elderly and the disabled.

Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Goal #’s
I-Z 7	Continue to use overlay zones to promote the goals of the General Plan, including the possible creation of such zones to require design review of development affecting gateways, scenic corridors, and vistas.
I-Z 8	Investigate the use of transfers of development rights to help preserve agricultural lands, open space, view corridors, vistas, gateways into the City, and environmentally sensitive lands.
I-Z 9	Add a requirement for adequate public facilities to the list of conditions that must be met prior to receiving a conditional use permit.
I-Z 10	Remove any unnecessary obstacles to the use of renewable or passive solar energy.
I-Z 11	Review the zoning ordinance and remove any unnecessary obstacles to the provision of adequate, affordable child care, vocational training schools and group homes.
I-Z 12	Evaluate the City’s use of development regulations to minimize the number of points of access to arterial streets.
I-Z 13	Review zoning designations and standards in airport noise and runway protection zones to provide compatibility with the Airport Master Plan after it’s adopt by the Riverside County Airport Land Use Commission.
I-Z 14	Develop alternate parking standards for developments near employment centers that promote the use of mass transit or other alternatives to automobiles.
I-Z 15	Establish a periodic review of the zoning ordinance to ensure that, to the greatest extent possible, it can be utilized effectively to implement the goals and objectives of the General Plan.
I-Z 16	Initiate a specific study of the MP zoning regulations, including uses permitted, development and performance standards, to ensure that only the highest quality uses be permitted. Certificates of occupancy for new users of existing facilities would be required to ensure compliance with all requirements of the zone.
Zoning	
I-DR 1 <i>(Continued)</i>	Evaluate the effectiveness of present design review requirements and procedures in achieving General Plan goals and consider revisions that would strengthen design review as a means to carry out General Plan goals and policies.
I-DR 2	Expand design review to promote the protection of gateways into the City, view corridors and hillside vistas, in locations not already covered by existing design review requirements.
I-DR 3	Enhance design review to better promote the protection of neighborhoods by encouraging architectural and site design that is harmonious with surrounding property in terms of prevailing style and motif.
I-DR 4	Extend design review to cover all developments in the floodplain areas and establish specific standards for these zones to accomplish the Plan’s park, drainage and safety goals.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Implementation Measure	Goal # ^{1/s}
I-ER 2	Continue to use initial studies to identify potential environmental impacts.	AQ 1, 8; WQ 1; NR 1-2; E 1; OS 1; WW 2; PS 1; 7; T 1; N 1-2
I-ER 3	Continue to use mitigation monitoring programs for EIR's and mitigated negative declarations in order to ensure compliance and completion of mitigation measures required of development and other projects.	AQ 1, 8; WQ 1; NR 1-2; E 1; OS 1; WW 2; PS 1; 7; T 1; N 1-2
I-ER 4	Continue to comment on development projects in the Sphere of Influence and on other projects outside of the City of Riverside that may affect the City.	AQ 1, 8; WQ 1; NR 1-2; E 1; OS 1; WW 2; PS 1; 7; T 1; N 1-2
I-ER 5	Continue to participate in regional and sub-regional environmental planning programs including, but not limited to, the development of coordinated air quality plans, habitat conservation plans, congestion management plans.	AQ 1, 8; WQ 1; NR 1-2; E 1; OS 1; WW 2; PS 1; 7; T 1; N 1-2
I-BP 1 Environmental Review		Continue the current City program of comprehensive review of building permit applications, including the centralized coordination of plan processing through departments and agencies.
I-BP 2	Continue and enhance inspection of projects under construction, not only for compliance with structural codes, but also for planning, design review, environmental protection, grading and similar requirements.	AQ 9; E 2-3; HP 1, 3; LU 1; PS 1-2, 8; N 1; H 4, 9
I-BP 3	(Continued) Continue and enhance current efforts to quickly and efficiently process building permit issuance and inspection, particularly through increased automation and concurrent processing.	ED 1-2; PS 8
I-DA 1	Continue to use development agreements as appropriate to formalize project commitments regarding development regulations, standards, capital improvements and amenities.	ED 1-2; PS 6; N 1



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal # ^{1/2} s
I-R 1	Continue City Redevelopment Agency programs.
I-R 2	Strive to eliminate and prevent structural and non-structural blight, and prevent recurring blight in and around project areas.
I-R 3	Focus redevelopment efforts on areas where private action alone can not remedy development constraints.
I-R 4	Beautify and revitalize project areas, enabling the community to further establish the quality of life desired by its citizens and business persons.
I-R 5	Promote high quality in new developments as well as in the rehabilitation of existing structures.
I-R 6	Upgrade public infrastructure in the Downtown and in redevelopment areas to promote business growth and development.
I-R 7	Use the design review process to create a more cohesive and unified community by strengthening social and economic linkages and ensuring compatibility between residential, commercial, industrial and recreational land uses within and adjacent to the project areas.
Redevelopment	
I-R 8	Continue to coordinate and cooperate with other public agencies involved in redevelopment to receive the maximum return for redevelopment efforts.
I-R 9	Encourage and promote property owner participation in the adoption of policies, programs and projects to ensure that redevelopment plans accomplish the goals of both the individual property owners and the City.
I-R 10	Provide procedural and financial mechanisms by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
I-R 11	Promote and participate in the assembly of property to encourage the redevelopment into appropriate and feasible uses within project areas.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Description	Goal # ^s
I-AS 1	Develop an annexation strategy in cooperation with Riverside County and the Local Agency Formation Commission (LAFCO) that prioritizes areas for annexation that are contiguous to existing development and can be served by adequate public facilities and services in a timely fashion.	LU 1, 4; WW 1-2
I-AS 2	Review corporate boundaries and facility service areas in conjunction with General Plan amendments and Capital Improvement Program reviews.	WW 1-2
I-AP 1	Continue to develop and update Area Plans (Community and Specific Plans) as a part of the General Plan, when special concerns of individual communities warrant creating particular planning policies and implementation measures.	AQ 1-2; 4; CC 1-4; HP 1; CS 1, 3-4; R 1-3; ED 1-3; LU 5-6; H 1, 9
I-AP 2	Develop a standard format for all new Community and Specific Plans to enhance their usability and simplify their incorporation within the General Plan Document.	CC 1; ED 1-3; LU 5
I-PI 1	Include a section in each update of the CIP that relates each program item to General Plan goals and policies.	AQ 1-6; 9; NR 1-2; E 1-3; OS 1; A 1; CC 1, 4; HP 1-3; CS 1-2; RI; ED 3; LU 4; WW 1-2; SD 1; PS 1-5, 7; T 1-4; H 1-2, 7-8
I-PI 2	Resolve that all municipal property acquisitions shall further the goals and policies of the Plan.	R 1-4; PS 1-5, 7; T 1-4; H 1-2, 7-8
Annexation and Sphere of Influence	Review the General Plan diagrams, goals and policies prior to purchase of land for public facilities to determine whether the acquisition and whether the purchase of additional would further the goals of the Plan.	CC 1, 4; HP 2-3; CS 4; R 1-4; PS 1-4, 7; T 1-4
I-PI 3		
I-PI 4	Utilize property tax incentives for preservation of agricultural lands shown Exhibit 43 (A 1
I-PI 5	Evaluate additional uses of impact and/or linkage fees to offset the costs of drainage, water, wastewater, fire protection, police protection and library services.	CC 1; CS 1, 4; WW 1-2; SD 1; PS 2-3, 7
APtae Plans	Review the timing of impact fee collection to determine if certain fees should be collected at an earlier point in the development process.	AQ 2-5; WW 1-2; SD 1; T 1-4
I-PI 7		



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Req. #	Goal #’s
I-Cl 1	Continue to encourage and actively promote citizen participation in the planning process.
I-Cl 2	Work with the local media to inform the public of and solicit public participation in matters of local and regional concern.
I-Cl 3	Continue production of the City newsletter, awareness and to advance General Plan goals and policies.
I-Cl 4	Consider creating a City Speakers Bureau composed of City personnel and provide local schools, service agencies and other groups with a listing of General Plan topics on which Speaker Bureau members will make presentations.
I-Cl 5	Develop a system to keep Board and Committee members aware of the programs of all other Boards and Committees in the City designed to carry out the General Plan’s goals and policies. <i>Riverside Today and Tomorrow</i>
Community Involvement	
I-Cl 6	Continue to use and expand the Community Plan Process as a means of community involvement. The process should concentrate on issues of community identity and enhancement and neighborhood preservation, but may address other General Plan issues as well.
I-CP 1	Establish a transportation management plan for City employees using the full range of options available to other employers in the community.
I-CP 2	Begin the construction of City facilities that support the use of natural gas and/or electricity.
I-CP 3	Investigate the use of renewable energy sources in City buildings.
I-CP 4	Use public improvement projects to achieve desired design for community gateways.
I-CP 5	Explore options for assistance to City employees requiring child care services.



Section IX — Plan Implementation

Exhibit 79: Index of Implementation Measures and Related Goals (*Continued*)

Rec. #	Goal #’s
I-RGP 1	Establish a procedure for processing individual Plan amendment proposals as a group on a quarterly basis.
I-RGP 2	Establish a procedure for the regular but limited review of the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable.

Review of the General Plan



Section IX — Plan Implementation

